

**FREDERICK COUNTY COMMISSION ON AGING
BOARD OF DIRECTORS MEETING
October 15, 2007**

DRAFT

ATTENDEES:

Members:

Suzan M. Adams
William P. Allen, PhD
Mary S. Bevard-Cline, Rec. Sec.
Rae Ann Butler
Harold A. Ehart, Jr., Chair
Judy Hallman, Vice Chair
Alan Imhoff, Alderman
Ona M. John Kile
Louise Lynch
Margaret Newsbaum
Bernice Sewell
Burt Shawver
Susan Shelton

Excused

Collier Baird
Earl S. Beck, PhD
Lloyd Hoover
Carolyn True

Unexcused:

Anna Mary
Snyder

Guests:

Robert Wannemacher, AARP
Carol Haag, RSVP

- I. **Call to Order** – Hal Ehart, Chair, called the meeting to order at 1:00 pm.
- II. **Welcome & Introductions** – Hal Ehart welcomed all attendees and introductions/affiliations were made.
- III. **Approval of Minutes** – The minutes of the September 10, 2007 meeting were approved on a motion by Judy Hallman and seconded by Suzan Adams. All were in favor.
- IV. **Commissioner's Comments** – No report. Hal Ehart to contact Commissioner Jenkins to encourage participation as the BOCC liaison.
- V. **Presentation on the Moderately Priced Dwelling Unit (MPDU) Program** – Margie Lance, presented a Power Point presentation on the MPDU program providing and overview of said program. She stated that 12.5% of new developments must be placed in the MPDU Program. The sales price is set for 15 years by the Housing Department and rental prices are capped. Unincorporated areas, i.e. Brunswick, Thurmont, and Walkersville are considering annexation to adopt the MPDU ordinance. There are 8 senior developments in the pipeline with 122 rental units. Linton @ Ballenger Creek will have 103 MPDU's in 2009. Ballenger Run is the first age-restricted area (55 and over) with 122 MPDU rental condos. Hal Ehart distributed and reviewed a letter to Mayor Holtzinger requesting Frederick City adopt the county's Ordinance. There is concern that seniors living in Frederick County are getting taxed out of their homes. Margie Lance reiterated that the MPDU Program is not the end all/be all. Margie referenced the MPDU webpage www.co.frederick.md.us/housing. If anyone has further questions, they can contact Margie at mlance@fredco-md.net or call 301-600-6647. It was noted that the builders have an "out" in that after a 90 day period, they can rent a unit themselves at the control price so a unit does not sit vacant for a longer period of time. There was discussion regarding an "Asset Test" and how to

deal with that criterion. Robert Wannemacher questions how will we handle previous home ownership and confirming data? Hal Ehart stated there are 5,000 people making less than 25K annual income. The group of citizens in the 30K to 50K annual incomes is stuck. People are not saving for retirement due to increased cost of living/inflation and this is going to become a very big problem as the baby boomers start retiring. Margie stated that, as the MPDU program evolves, the issue of assets is being re-considered. As an example: A 250K-retirement fund, which a retiree is drawing income from, should not be counted as an asset. Pete Allen stated that, as the CoA liaison, the progress that has been made with the MPDU Program has been astounding considering all of the barriers, discussions, acronyms, etc. He indicated that county had very little interaction with municipalities with the exception of Frederick city. The various towns did not come up with programs that would be useful in the MPDU process. He reiterated the county ordinance needs to set a standard so there is continuity that all municipalities are doing the same thing. Alderman Imhoff and Mayor Holtzinger have charged the planning department on how to address administrative costs of program. The county will administer the program and the city will adopt the ordinance. It was noted that Montgomery County has been the leader in the nation for 30 years and is the only county in the state that has an ordinance from which we mapped our program.

- VI. **Senior Voices Update** – Louise Lynch indicated Carolyn True and Collier Baird attended a meeting but Louise is not aware of the outcome of said meeting. Louise stated the tax relief efforts by Bruce Reeder were not passed by the BOCC. Mr. Reeder worked very hard at the State level and it is sad that this has not been addressed by the new BOCC. Louise questioned if the CoA wants to take this on as a new project? Pete Allen stated the people that did the surveys have approached the Housing Department. It may behoove us to look into this. Hal Ehart recommended re-visiting the survey to see if there are any issues that still need to be addressed. Louise indicated the State deficit is 1.7 billion and will soon be 2.1 billion. She expressed concern in that we still need to advocate for the seniors. She felt we do not do that and what we do is not done very well. Most seniors do not want to get involved so she recommended we look at organizations of seniors to advocate. There was poor attendance at the United Senior Voices event. We will revisit Senior Voices next month. Carol Haag indicated transportation issues are still of concern. Emily Kilby met with Partners-in-Care in Annapolis and recommended she provide a presentation at our next meeting. Crestwood Boulevard concerns were revisited as previously discussed at the 11-13-06 meeting, i.e. poor signage, congested intersections with no traffic lights, turn lanes, etc.
- VII. **Nominations Committee Report** – On behalf of Dr. Earl Beck, Burt Shawver reported the committee met on 9-26-07 and interviewed Robert Wannemacher and Mrs. Virginia Skelley. After a brief discussion, Mr. John Kile moved and Rae Ann Butler seconded the recommendation that Mr. Wannemacher and Mrs. Skelley be accepted as new members on the

- Commission on Aging. All were in favor. There still remains 1 vacancy to be filled as Collier Bair has resigned due to other commitments.
- VIII. **Director's Report** – On behalf of Carolyn True, Susan Shelton reported there are no increases in the FY09 county budget process. The food bid with Business Food Solutions is in the purchasing process.
- IX. **Open Subjects** –
- Hal Ehart to invite the Mayor of Thurmont to the November 19, 2007 meeting.
 - Louise Lynch has been appointed to the State Commission on Aging.
 - Homewood moving to a Continuous Care Retirement Community (CCRC).
- X. **Adjournment** – The meeting adjourned at 2:15 pm.

Respectfully submitted,

Mary S. Bevard-Cline,
Recording Secretary

NEXT MEETING: Luncheon meeting on November 19, 2007, 12:00 pm at the Thurmont Senior Center, 806 E. Main Street, Thurmont, MD. Please **RSVP** your attendance directly to Anna Rollins, Program Coordinator at the Thurmont Senior Center at 301-271-7911 on or before November 15, 2007 as the meal count must be submitted in advance. Thank you for your attention to this request.